

BOOK

40 PAGE 546

BOOK 859 PAGE 145

PURCHASE MONEY Recorded September 28, 1971 at 12:15 P.M.

THIS MORTGAGE, made this 18th day of August 1971, by Memorial Park, Inc., a Maryland Corporation, (hereinafter called "MORTGAGOR") and Herman D. Shook and H. Kenneth Shook, Personal Representatives of Estate of Denver J. Shook, deceased, (hereinafter called "MORTGAGEE").

WITNESSETH: WHEREAS, the Mortgagor is justly indebted unto the Mortgagees in the full and just sum of FIFTY THREE THOUSAND (\$53,000.00) DOLLARS, being part of the Deferred Purchase Money, which said sum is to be repaid six (6) years after date with interest at the rate of Six (6%) per cent per annum, and to secure the payment of said sum with interest as aforesaid, these presents are executed; and

WHEREAS, it is understood and agreed that the Mortgagor shall pay unto the Mortgagees the sum of Fifty Three Thousand (\$53,000.00) Dollars and interest in the following manner, to wit:

Interest to be paid on the 18th day of November, February, May and August in each year computed on the unpaid balance as may be due from time to time after payment of installments on principal; the principal sum to be paid by installments of Three Thousand (\$3,000.00) Dollars at the payment of the first quarter annual installment of interest on the 18th day of November, 1971, and a further installment of principal in the sum of Ten Thousand (\$10,000.00) Dollars to be paid in the 18th day of March, 1972; the remaining principal sum in the amount of Forty Thousand (\$40,000.00) Dollars to be paid in twenty (20) equal quarter annual installments of Two Thousand (\$2,000.00) Dollars each, commencing on the 18th day of August, 1972 and thereafter on the 18th day of November, February, May and August in each year until the unpaid balance of principal is fully paid.

Privilege is reserved of prepaying the aforesaid principal sum in whole or in part without penalty or fee, in lieu of the provisions set forth in Covenant 11 of this Mortgage.

THIS MORTGAGE is intended to secure the payments of the principal and interest by the Mortgagor to the Mortgagees and used by the Mortgagor in the purchase of the herein described mortgaged property:

NOW, THEREFORE, This Mortgage Witnesseth: that for and in consideration of the premises and the sum of Ten Dollars (\$10.00), in hand paid the said Memorial Park, Inc., a Maryland Corporation

do hereby grant and convey in fee simple unto Herman D. Shook and H. Kenneth Shook, Personal Representatives of the Estate of Denver J. Shook, their

heirs, ~~successors~~ or assigns, all those lots or parcels of land situate, lying and being in Linden Hills, Frederick County, State of Maryland, and more particularly described as follows:

Beginning at an iron pipe found at the Northeast corner of Lot number 4, Block G as shown on Plat number 230 - 514 by Emory Crum, Civil Engineer said Plat recorded in Book STH at page 112 and running as now surveyed: (1) North 73° 43' 00" West 419.92 feet to an iron pipe found at the Northeast corner of lot number 4, Block F on said Plat and continuing (2) North 73° 43' 00" West 49.68 feet to an iron pipe; thence (3) South 15° 34' 00" West 200.00 feet to an iron pipe, thence (4) North 73° 43' 00" West 140.00 feet to an iron pipe, thence (5) South 15° 34' 00" West 526.10 feet to an iron pipe, thence (6) South 73° 56' 25" East 567.82 feet to a concrete Monument found at the South west corner of the tract conveyed to State Farm Mutual Insurance Company by Beatrice A. Roberts by Deed dated December 2, 1963 and recorded at Liber 694, folio 455 and continuing with the last line in said Deed as now surveyed, (7) North 20° 20' 20" East 374.77 feet to an iron pipe, thence (8) North 73° 43' 00" West 18.60 feet to an iron pipe, thence (9) North 20° 20' 20" East 350.86 feet to the point of beginning; excepting therefrom and thereout the streets shown on the aforementioned Plat, recorded at STH -112.

Exhibit A
Filed May 10, 1978